

1 **Planning Board Site Walk Meeting Minutes**

2 Purpose: To inspect the property located at 169 State Road, Tax Map 14 Lot 36, for Sketch Site Plan  
3 Review for an existing 7-Eleven convenience store with fuel sales  
4 Tuesday, July 10, 2018 – 10:15am

5 **Attendees**

6 Planning Board Members: Ann Grinnell, Karen Kalmar, Russell White, Drew Fitch  
7 Staff: Kathy Connor, Jessa Kellogg  
8 Applicant/Agent: David Coonan  
9 Other Participants: Cathy Heal

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11 **Handouts**

12 Materials for June 14, 2018 Planning Board meeting including Plan Review Notes, Application for Site or  
13 Subdivision Sketch Plan Review, Conceptual Site Plan and ALTA/NSPS Land Title Survey

14 **Meeting**

15 Ms. Grinnell called the meeting to order at 10:17am.

16 Mr. Coonan, agent and architect, explained the intent of the project was to improve site circulation,  
17 open up more parking and fix the structural damage to the canopy over the pumps.

18 Ms. Heal, manager of the 7-Eleven store, shared that she had never been contacted by the owner or  
19 corporate headquarters to 7-Eleven for input. She explained her concerns with the proposal including:

- 20 - There would be an enormous traffic problem if the island of pumps were placed in the  
21 center, that it would be better for the pumps to remain on the side so that delivery trucks  
22 and gas filling trucks could maneuver around more easily.  
23 - Removing the one exit on the right side would negatively impact business. When DOT  
24 improved the traffic circle and added the barrier on Old Post Road it significantly reduced  
25 the amount of traffic as it blocked cars from exiting the circle and entering 7-Eleven directly.  
26 Cars now need to travel up Old Post Road and turn left into the rear entrance which is  
27 congested with the storage container for supplies.  
28 - Deliveries come in now from Old Post Road, sometimes two delivery trucks simultaneously  
29 and it is difficult for them to come in from the State Road side as they would have to travel a  
30 farther distance.

31 Mr. White asked if a traffic study had been done. Mr. Coonan explained that since this was an existing  
32 site no traffic study was conducted. Ms. Grinnell said the Planning Board would like a traffic engineer to  
33 assess this site considering the changes in traffic flow since the circle improvements were completed.

34 Ms. Heal shared that DOT had proposed other options for the site, including widening the rear entrance  
35 on Old Post Road and other ideas that she would prefer over this proposal.

36 Ms. Grinnell stated that the management company representing the owner, the representative from 7-  
37 Eleven corporate headquarters and the manager of the 7-Eleven franchise need to get together and  
38 discuss the proposal before coming back to the Planning Board.

39 **The meeting adjourned at 10:31am.**